

**63/188 Adelaide Terrace, East Perth, WA 6004**



**Apartment For Sale**

Thursday, 7 March 2024

63/188 Adelaide Terrace, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 97 m2**

**Type: Apartment**



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**From \$475,000**

This is the opportunity you have been waiting for, to secure an immaculately maintained apartment in close proximity to all that East Perth & our city has to offer. Properties of this quality are difficult to find in the inner city and even more difficult at such a competitive price point. Be quick to arrange an inspection and your chance to own this fantastic offering in the heart of East Perth, this opportunity will not last long. The spacious floor plan utilises every inch of the generous living space, with handy storage in the entry hall, leading on to the large living/dining & chef's kitchen. The bedrooms are well separated at either end of the Apartment, with the King-sized Master enjoying a well-appointed ensuite and direct balcony access. The Queen-sized 2nd Bedroom has easy access to the main bathroom / laundry. Large doors & windows at both ends of the apartment which means you have fresh air year-round and a high-level outlook through your sliding doors to the North. Features include:- 7th Floor facing North in the 2007 built SOHO apartment complex- Sold with vacant possession – move in or rent out from settlement- Rental Appraisal: \$700-\$750 /w Furnished, \$625-\$675 /w Unfurnished- Spacious open plan living & dining + large chef's kitchen- Separate bedrooms, both with own bathroom & large BIR's- Timber flooring throughout, no carpets!- Split system reverse cycle air-conditioning to living- Secure remote-controlled access and great management- 84m<sup>2</sup> Internal, 13m<sup>2</sup> Balcony, 4m<sup>2</sup> Storeroom, 13m<sup>2</sup> car bay, 114m<sup>2</sup> Total Strata Area SOHO is a premium complex built by Finbar and completed in 2007, with resort facilities that are sure to impress. Resort-style communal facilities include:- A spacious lap pool- Timber-lined sauna- Well equipped gym- Resident's lounge / games room with kitchenette- Outdoor dining & BBQ areas Outgoings (approximate):- Council Rates - \$1,966 p/a- Water Rates - \$1,360 p/a- Strata Levy: \$1,570 p/q- Reserve Levy: \$255 p/q- One-off Special Levy: \$1,042.50 (Contact Joel for more information) Disclaimer: All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.